Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1207907 DEEDWARR
11/22/2024 10:18:08 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20241122-0091436

Name and Address of New Owner:
Emily Zegiestowsky
127 Wiliamsburg West Court
Nashville, TN 37221
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142-06-0C-011-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lilac Inc**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily Grace Zegiestowsky, an unmarried person**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in County, Tennessee, being Unit No.72-A, of Section Four Doral Country Villa, of record in Book 5050, page 61. Register's Office for County, Tennessee, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, and as more fully described in the Master Deed ofrecord in Book 5011, page 395, amended iri Book 5015, Page 251; Book 5157, Page 252; Book 5157,Page 254 and Instrument Number 20070504-0053687 said Register's Office, and the By Laws of record in Book 5011, page 429, amended in Instrument Number 20070523- 0061626, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the apartments, property; co-owners and tenants of Doral Country Villa, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lilac, Inc, by Warranty Deed dated September 21, 2022 from Rebuilt Realty, LLC, a Kentucky Limited Liability Company, recorded September 23, 2022 in Instrument No. 20220923-0105972 in the Register's Office.

Being the same property conveyed to Rebuilt Offers, LLC a Kentucky Limited Liability Company by Warranty Deed from Carolyn Steele, a single woman, recorded on September 22, 2022 and of record as Instrument No. 20220922-0105404 in the Register's Office for Davidson County, Tennessee.

Rebuilt Realty, LLC is now known as Rebuilt Offers, LLC and is one and the same entity.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2024.

Lilac, Inc.

By: _____
Dellana Lowhorn, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized Signer of Lilac, Inc., the within named bargainor, and she as such Authorized Signer being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Lilac, Inc., by herself as Authorized Signer.

Witness my hand, at office, this 21st day of November, 2024.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2024.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

_____
Notary Signature
My commission expires: